

## SECTION 12 - SINGLE-FAMILY RESIDENTIAL, OR R-7.5 DISTRICT.

1. Purpose. To encourage, accommodate, maintain and protect a suitable environment for family living. The R-7.5 District is intended to provide for single-family residential homes at urban standards in areas with community services.
2. Permitted Uses. The following uses are permitted:
  - A. Detached Single-family dwellings, including manufactured homes subject to the applicable requirements of Section 29.
  - B. Duplex on corner lots with 7,500 square feet minimum lot area.
  - C. Accessory uses are permitted as follows:
    - 1) Rooming and boarding of not more than two persons.
    - 2) Guest houses, not rented or otherwise conducted as a business.
    - 3) Other accessory uses and accessory buildings and structures customarily appurtenance to a permitted use.
    - 4) Signs according to Section 24.
    - 5) Home occupations subject to the requirements of Section 28 (12).
  - D. Attached single-family dwellings with 3,750 square feet of minimum lot area per dwelling; provided one dwelling is on a corner lot, and not more than two dwellings are attached consecutively.
  - E. Accessory dwellings, subject to all of the following standards:
    - 1) Compliance with the Oregon Structural Specialty Code;
    - 2) Yard area, building height, lot coverage and other development standards that are the same as for the primary structure
    - 3) The accessory dwelling does not exceed 600 square feet of living area;
    - 4) Not more than one accessory dwelling unit per lot;
    - 5) One off-street parking space provided (i.e., in addition to any off-street parking required for other uses on the same lot);
    - 6) Exterior siding and roofing must be similar in color, material and appearance to that used on the primary dwelling. Different siding or roofing may be approved by the Planning Commission if it finds that the proposed design is more compatible with surrounding residences;

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- 7) The property owner resides on the subject property and uses it as his/her primary residences. It is the property owner's responsibility to provide evidence showing that this standard is met;
- 8) Utility connections and metering comply with applicable city standards and those of utility providers.
- F. Residential Care Homes and Facilities, subject to the licensing requirements under ORS 197.660-670.
- G. Transportation Facilities and Improvements
  - 1. Normal operation, maintenance;
  - 2. Installation of improvements within the existing right-of-way;
  - 3. Projects identified in the adopted transportation System Plan not requiring future land use review and approval;
  - 4. Landscaping as part of a transportation facility;
  - 5. Emergency measures;
  - 6. Street or road construction as part of an approved subdivision or partition;
- 3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit:
  - A. Any Public Facility as defined in this Ordinance.
  - B. Planned Unit Developments subject to the provisions of Section 23
  - C. Signs according to Section 24 of this ordinance.
  - D. Rear lot development subject to Site Plan Approval as provided in Sections 22 and 28(11).
  - E. Duplexes on an interior lot with a minimum 7,500 square feet, except as permitted by section 2.C, above.
  - F. Bed and breakfast establishments consistent with Section 28(14) of this ordinance.
  - G. Transportation Facilities and Improvements
    - 1. Transportation projects that are not designated improvements in the Transportation System Plan;
    - 2. Transportation projects that are not designated and constructed as part of an approved subdivision or partition.

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4. Height Requirements. No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 35 feet. All accessory structures and dwellings shall not exceed a height of 20 feet. For exceptions, see Section 30(3).
5. Lot - Requirements. The following lot requirements shall be observed.
  - A. **Lot Area:** Each lot shall have a minimum area of 7,500 square feet and a maximum area of 10,000 square feet, except as per subsection 2D. A lot for a duplex shall have a minimum area of 7,500 square feet and a maximum area of 15,000 square feet. The Planning Commission may approve smaller or larger lots as provided by subsection "B" below. The maximum lot area standard shall not apply to lots of record, as defined by Section 4, or to lots approved with a shadow plan (future land division plan) according to Section 4.
  - B. **Lot Area Exception:** An exception to the minimum lot area standard in "A" may be approved as part of a subdivision or partition application when all of the following standards are met:
    - 1) The average area of all lots and open space tracts created through the subject land division, excluding required public park land dedications, surface water management facilities and similar public use areas, shall be no less than 7,500 square feet;
    - 2) As a condition of granting the exception, the city will require the owner to record a deed restriction with the final plat that prevents the re-division of over-sized lots (e.g., lots with seven thousand five hundred square feet of area and larger), when such re-division would violate the average lot size provision in subsection B.1. All lots approved for use by more than one dwelling shall be so designated on the final plat.
  - C. **Lot Width:** Each lot for an attached dwelling shall have a minimum width of 30 feet, each lot for a detached dwelling shall have a minimum width of 50 feet, except that the lot width may be reduced further for rear lot developments, in accordance with Sections 22 and 28(11).
  - D. **Front Yard:** The front yard setback shall be a minimum of twenty (20) feet. Corner lot front yard setbacks may have one side less than twenty (20) feet, but must have a minimum of fifteen (15) feet. The front yard setback may be reduced to ten (10) feet for a covered porch or enclosed patio.
  - E. **Side Yard:** There shall be a minimum side yard of six (6) feet. The portions of buildings or structures that are above the 15-foot height, measured from ground level must be inset an additional one-half foot for each foot of height exceeding fifteen (15) feet.
  - F. **Rear Yard.** There shall be a rear yard having a depth of not less than six (6) feet. The portions of buildings or structures, which are above the 15-foot height, must be inset an additional one-half foot for each foot of height exceeding fifteen (15) feet.

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G. The required setbacks on one or more of the side or rear yards may be eliminated where construction of two or more principal uses to be located on adjoining lots is designed to utilize common wall construction. Any such development shall submit a site plan for approval pursuant to Section 22 and shall be subject to the following standards:

- 1) The common wall shall be a firewall and shall be a kind of construction that will insure fire protection as per the Uniform Building Code as adopted by the State.
- 2) Common-wall, single-family structures shall be required to provide a sound transmission class rating of not less than fifty as per the Uniform building Code as adopted by the State. The building technique used to achieve the barrier rating shall be the responsibility of the general contractor and will be accepted upon inspection if it meets the code requirements and is supported by proof of meeting sound emission controls as specified.

6. Off-Street Parking. Off-Street parking shall be provided as required in Section 25.

7. Design. The applicable design standards and review procedures in Section 22 "Site and Building Design" apply to all new development

8. No more than two (2) dwelling units shall be allowed on a piece of property in this zone.

9. Other Required Conditions. Nothing herein contained shall be deemed to prohibit the use of vacant property for gardening or fruit raising for commercial purposes. Also see Section 28, Applying to Special Uses where Applicable.

(Added by Ordinance #1187, effective 12/03/03)